



**CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS**

**Regular Meeting Agenda
Monday, December 9, 2013
10:00 a.m. City Council Chambers,
1300 Perdido Street, New Orleans, Louisiana**

This is a draft agenda.

The requested waivers are subject to change prior to the hearing.

A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 202-13 **EA**
Applicant or Agent: Pamela M. Plaisance
Property Location: 523 Walker Street **Zip:** 70124
Bounding Streets: Walker St., Louis XIV St., Louisville St., & Conrad St.
Zoning District: LRS-1 Lakeview Single-Family
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 49B
Proposed Use: Single-Family Residence **Lot Number:** C

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an addition to an existing single-family residence causing insufficient minimum depth of rear yard.

Requested Waiver:

Section 9A.5.7 (Table 9A.E) – Minimum Depth of Rear Yard

Required: 20' Provided: 15' Waiver: 5'

ITEM 2 – Docket Number: 206-13 **CCM**
Applicant or Agent: PF Developers, LLC
Property Location: 2751 Banks Street **Zip:** 70119
Bounding Streets: Banks St., Jane Place., S. White St., & Palmyra St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 605
Proposed Use: Two-Family Residence **Lot Number:** H-5

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.10(1) and Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with stairs projecting more than five feet (5') into the required rear yard area and with insufficient off-street parking.

Requested Waivers:

Section 15.5.10(1) - Rear Yard (Stairs)

Required: 5' Provided: 9' Waiver: 4'

Section 15.6.7(4) - Off-Street Parking

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

ITEM 3 – Docket Number: 203-13

CCM

Applicant or Agent: PF Developers, LLC

Property Location: 2755 Banks Street

Zip: 70119

Bounding Streets: Banks St., Jane Pl., Palmyra St., & S. White St.

Zoning District: RD-3 Two-Family Residential District

Historic District: N/A

Planning District: 4

Existing Use: Vacant Lot

Square Number: 605

Proposed Use: Two-Family Residence

Lot Number: H-6

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.10(1) and Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with stairs projecting more than five feet (5') into the required rear yard area and with insufficient off-street parking.

Requested Waivers:

Section 15.5.10(1) - Rear Yard (Stairs)

Required: 5' Provided: 9' Waiver: 4'

Section 15.6.7(4) - Off-Street Parking

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

ITEM 4 – Docket Number: 226-13

DS

Applicant or Agent: Alexander Rubets

Property Location: 1122 North Derbigny Street

Zip: 70116

Bounding Streets: N. Derbigny St., Gov. Nicholas St., Ursulines St., N. Claiborne Ave.

Zoning District: RD-3 Two-Family Residential District

ZBM:

Historic District: Tremé

Planning District: 4

Existing Use: Single-Family Residence

Square Number: 205

Proposed Use: Two-Family Residence

Lot Number: 11

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the conversion of a single-family residence into a two-family residence with insufficient minimum lot area, minimum lot width, and insufficient off-street parking.

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Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Provided: 2,658 sq. ft. Waiver: 942 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Provided: 27' 7" Waiver: 2' 5"

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space

ITEM 5 – Docket Number: 228-13

DS

Applicant or Agent: Maxine H. Harris
Property Location: 529-531 Joseph Street **Zip:** 70115
Bounding Streets: Joseph St., Laurel St., Octavia St., & Constance St.
Zoning District: RD-4 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 188
Proposed Use: Single-Family Residence **Lot Number:** 39

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

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Request: This request is to permit off-street parking in the required front yard area.

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Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space

C. Director of Safety and Permits Decision Appeals – Unfinished Business

None

D. BZA Dockets – New Business

ITEM 6 – Docket Number: 231-13

Applicant or Agent: Thaddeus M. Biagas
Property Location: 4527 Francis Drive **Zip:** 70126
Bounding Streets: Francis Dr., Dreux St., I-10 Hwy., & Ranson St.
Zoning District: RD-2 Two-Family Residential District
Historic District: **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** 15
Proposed Use: Two-Family Residence **Lot Number:** 4

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction a two-family residence with insufficient minimum lot depth, and insufficient minimum depth of front yard.

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Requested Waivers:

Section 4.5.7 (Table 4.E) - Minimum Lot Depth

Required: 90' Proposed: 88.83' Waiver: 1.17'

Section 4.5.7 (Table 4.E) - Minimum Depth of Front Yard

Required: 20' Proposed: 10.5' Waiver: 9.5'

ITEM 7 – Docket Number: 232-13

Applicant or Agent:	Gina C. Brannan	
Property Location:	225 Lane Street	Zip: 70124
Bounding Streets:	Lane St., Wuerpel St., Smith St., & Milne Blvd.	
Zoning District:	LRS-1 Lakeview Single-Family	
Historic District:	N/A	Planning District: 5
Existing Use:	Single-Family Residence	Square Number: 173
Proposed Use:	Single-Family Residence	Lot Number: 17, 18

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction a fence with excessive height. AFTER THE FACT

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Requested Waiver:

Section 15.6.1 - Fences, Walls, and Hedges

Permitted: 7' Provided: 8' Waiver: 1'

ITEM 8 – Docket Number: 233-13

Applicant or Agent:	Mattie S. Hillard	
Property Location:	2411 Almonaster Avenue	Zip: 70117
Bounding Streets:	Almonaster Ave., N. Dorgenois St., Port St., & N. Rocheblave St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 7
Existing Use:	Vacant Lot	Square Number: 1316
Proposed Use:	Two-Family Residence	Lot Number: 8

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction a two-family residence with insufficient off-street parking.

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Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 2 Spaces

Proposed: 0 Spaces

Waiver: 2 Spaces

ITEM 9 – Docket Number: 234-13

Applicant or Agent: Beverly B. Rambo
Property Location: 439-441 Opelousas Avenue **Zip:** 70114
Bounding Streets: Opelousas Ave., Nunez St., Slidell St., & Teche St.
Zoning District: B-2 Neighborhood Business District
Historic District: Algiers Point Local Historic **Planning District:** 12
Existing Use: Vacant Commercial Building **Square Number:** 123
Proposed Use: Child Care Center **Lot Number:** 10

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.15.1d(1)(a) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit a child day-care center to operate with no on-site parking.

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Requested Waivers:

Section 11.15.1d(1)(a) – Required On-Site Parking

Required: 4 spaces

Provided: 0 spaces

Waiver: 4 spaces

ITEM 10 – Docket Number: 235-13

Applicant or Agent: Louis S. Gurvich, Jr.
Property Location: 1532 Eleonore St, 1500 Benjamin St **Zip:** 70115
Bounding Streets: Eleonore St., Hurst St., State St., & Benjamin St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Single-Family Residence **Square Number:** 32
Proposed Use: Single-Family Residence **Lot Number:** G2, C3

No variance required. Request removed from consideration.

ITEM 11 – Docket Number: 236-13

Applicant or Agent: Sean P. Benefield
Property Location: 6151-6153 West End Boulevard **Zip:** 70124
Bounding Streets: West End Blvd., French St., Catina St., & Ringold St.
Zoning District: LRS-1 Lakeview Single-Family
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 278
Proposed Use: Two-Family Residence **Lot Number:** 7, 8

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.3.2A(c) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the extension of building permit 10BLD-02962 to complete the construction of a two-family residence.

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Requested Waiver:

Section 9A.1.3.2A(c) - Permitted Uses - Two-Family Residence

Required: 1 Year Proposed: 3 Years 3 Months Waiver: 2 Years 3 Months

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ITEM 12 – Docket Number: 237-13

DIS

Applicant or Agent: Cheryl Marie Ellsworth
Property Location: 1311 Vignaud Street **Zip:** 70119
Bounding Streets: Vignaud St., Grand Route St. John St., Moss St., & Ponce De Leon St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Esplanade Ridge Local Historic **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** -2
Proposed Use: Two-Family Residence **Lot Number:** F

Request Citation: This is a request for a special exception to the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance, pursuant to Article 14, Section 14.7 of the Comprehensive Zoning Ordinance.

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Request:

This is a request for a special exception to permit the construction of an addition to an existing residence with insufficient minimum depth of rear yard.

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Requested Exception:

Section 4.3.7 (Table 4.C) – Minimum Depth of Rear Yard
Required: 20' Proposed: 10' Exception: 10'

ITEM 13 – Docket Number: 238-13

DG

Applicant or Agent:	Scott M. Taranto	
Property Location:	3725 Laurel Street	Zip: 70115
Bounding Streets:	Laurel St., Peniston St., Constance St., & Amelia St.	
Zoning District:	RM-2 Multiple-Family Residential	
Historic District:	N/A	Planning District: 2
Existing Use:	Single-Family Residence	Square Number: 166
Proposed Use:	Single-Family Residence	Lot Number: Z

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction an addition to a single-family residence with insufficient minimum depth of rear yard.

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Requested Waiver:

Section 4.9.7 (Table 4.I) - Minimum Depth of Rear Yard

Required: 15'	Proposed: 4'	Waiver: 11'
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ITEM 14 – Docket Number: 239-13

Applicant or Agent:	Karl Palmer	
Property Location:	626 1 st Street	Zip: 70130
Bounding Streets:	First St., St. Thomas St., Second St., & Chippewa St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel Local Historic	Planning District: 2
Existing Use:	Single-Family Residence	Square Number: 62
Proposed Use:	Single-Family Residence	Lot Number: D

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of a single-family residence with insufficient minimum width of a side yard (Chippewa Street side), insufficient minimum width of a side yard (St. Thomas Street side), and insufficient minimum depth of rear yard. (AFTER THE FACT)

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Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Width of Side Yard (Chippewa Street side)

Required: 3'	Proposed: 1'1"	Waiver: 1'11"
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Section 4.6.7 (Table 4.F) - Minimum Width of Side Yard (St. Thomas Street side)

Required: 3'	Proposed: 1'8"	Waiver: 1'4"
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Section 4.6.7 (Table 4.F) - Minimum Depth of Rear Yard

Required: 20'	Proposed: 15'	Waiver: 5"
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ITEM 15 – Docket Number: 240-13

Applicant or Agent:	2400 Canal, LLC	
Property Location:	125 S. Rocheblave Street	Zip: 70119
Bounding Streets:	S. Rocheblave St., Cleveland Ave., S. Dorgenois St., & Canal St.	
Zoning District:	RO-1 General Office District/ Inner-City Urban Corridor	
Historic District:	N/A	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 580
Proposed Use:	Multi-Family Residence	Lot Number: 24-A

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request:

This request is to permit the construction of a multi-family residence with insufficient lot area per dwelling unit, excessive floor area ratio, and insufficient off-street parking.

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Requested Waivers:

Section 4.9.7 (Table 4.I) - Minimum Lot Area per Dwelling Unit (15 Units)

Required: 15,000 sq. ft.	Proposed: 12,361.95 sq. ft.	Waiver: 2,638.05 sq. ft.
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Section 4.9.7 (Table 4.I) - Maximum Floor Area Ratio

Permitted: 1.0	Proposed: 1.74	Waiver: 0.74
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Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 26 Spaces	Proposed: 20 Spaces	Waiver: 6 Spaces
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ITEM 16 – Docket Number: 241-13

Applicant or Agent:	First Bank Assets, LLC	
Property Location:	2619 St. Thomas Street	Zip: 70130
Bounding Streets:	St. Thomas St., Fourth St., Chippewa St., & Third St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel Local Historic	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 60
Proposed Use:	Single-Family Residence	Lot Number: 7

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum lot area, and insufficient minimum lot width that is in common ownership with an adjacent lot..

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft.	Proposed: 2,549 sq. ft.	Waiver: 1,051 sq. ft.
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Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30'	Proposed: 28'2"	Waiver: 1'10"
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ITEM 17 – Docket Number: 242-13

Applicant or Agent:	First Bank Assets, LLC	
Property Location:	2623 St Thomas Street	Zip: 70130
Bounding Streets:	St. Thomas St., Fourth St., Chippewa St., & Third St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel Local Historic	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 60
Proposed Use:	Single-Family Residence	Lot Number: 8

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum lot area, and insufficient minimum lot width that is in common ownership with an adjacent lot..

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft.	Proposed: 2,549 sq. ft.	Waiver: 1,051 sq. ft.
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Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30'	Proposed: 28'2"	Waiver: 1'10"
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ITEM 18 – Docket Number: 243-13

Applicant or Agent:	First Bank Assets, LLC	
Property Location:	2627 St. Thomas Street	Zip: 70130
Bounding Streets:	St. Thomas St., Fourth St., Chippewa St., & Third St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel Local Historic	Planning District: 2
Existing Use:	Vacant Lot	Square Number: 60
Proposed Use:	Single-Family Residence	Lot Number: 9

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum lot area, insufficient minimum lot width, and insufficient minimum depth of corner lot side yard that is in common ownership with an adjacent lot.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Proposed: 2,549 sq. ft. Waiver: 1,051 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width

Required: 30' Proposed: 28'2" Waiver: 1'10"

Section 4.6.7 (Table 4.F) - Minimum Depth of Corner Lot Side Yard

Required: 10' Proposed: 3' Waiver: 7'

ITEM 19 – Docket Number: 244-13

MDO

Applicant or Agent:	Make It Right Foundation	
Property Location:	1705 Jourdan Avenue	Zip: 70117
Bounding Streets:	Jourdan Ave., Deslonde St., N. Derbigny St., & N. Roman St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 8
Existing Use:	Vacant Lot	Square Number: 807
Proposed Use:	Single-Family Residence	Lot Number: 1

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

Requested Waiver: Section 4.6.7 (Table 4.F) - Minimum Depth of Front Yard

Required: 20' Proposed: 10' Waiver: 10'

ITEM 20 – Docket Number: 245-13		MDO
Applicant or Agent:	Make It Right Foundation	
Property Location:	1705 Jourdan Avenue	Zip: 70117
Bounding Streets:	Jourdan Ave., Deslonde St., N. Derbigny St., & N. Roman St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 8
Existing Use:	Vacant Lot	Square Number: 807
Proposed Use:	Single-Family Residence	Lot Number: 2

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

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Requested Waiver: Section 4.6.7 (Table 4.F) - Minimum Depth of Front Yard

Required: 20' Proposed: 10' Waiver: 10'

ITEM 21 – Docket Number: 246-13		MDO
Applicant or Agent:	Make It Right New Orleans Housing, LLC	
Property Location:	1801 Jourdan Avenue	Zip: 70117
Bounding Streets:	Jourdan Ave., Deslonde St., N. Prieur St., & N. Roman St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 8
Existing Use:	Vacant Lot	Square Number: 848
Proposed Use:	Single-Family Residence	Lot Number: 19A (SD70-12)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

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Requested Waiver: Section 4.6.7 (Table 4.F) - Minimum Depth of Front Yard

Required: 20' Proposed: 10' Waiver: 10'

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ITEM 22 – Docket Number: 247-13 MDO

Applicant or Agent: Make It Right-New Orleans Housing LLC
Property Location: 2030 Deslonde Street **Zip:** 70117
Bounding Streets: Jourdan Ave., Deslonde St., N. Johnson St., & N. Galvez St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 990
Proposed Use: Single-Family Residence **Lot Number:** 16

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

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Requested Waiver: Section 4.6.7 (Table 4.F) - Minimum Depth of Front Yard

Required: 20' Proposed: 10' Waiver: 10'

ITEM 23 – Docket Number: 248-13 GM

Applicant or Agent: Preservation Alliance Of N O Inc
Property Location: 2823-2827 St Claude Ave **Zip:** 70117
Bounding Streets: Press St., Marais St., St. Ferdinand St., & St. Claude Ave.
Zoning District: HMC-2 Historic Marigny/Tremé
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Vacant Two-Family Residence **Square Number:** 398
Proposed Use: Single-Family Residence **Lot Number:** A-9 or 9 proposed 9-A

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.9(5) of the Comprehensive Zoning Ordinance.

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Request: This request is in conjunction with Subdivision Docket 097/13 to permit the creation of a lot causing insufficient minimum lot width along the proposed interior lot line.

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Requested Waivers: Section 15.5.9(5) - Side Yards

Permitted: 3' Proposed: 1' 9" Waiver: 1' 3"

ITEM 24 – Docket Number: 249-13 **GM**

Applicant or Agent: Preservation Alliance Of N O ,LLC
Property Location: 2831 St Claude Ave **Zip:** 70117
Bounding Streets: Press St., St. Ferdinand St., Marais St., & St. Claude Ave.
Zoning District: HMC-2 Historic Marigny/Tremé
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Vacant Commercial Building **Square Number:** 398,
Proposed Use: Commercial **Lot Number:** 10 proposed 10-A

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.9(5) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 097/13 to permit the creation of a lot causing insufficient minimum lot width along the proposed interior lot line.

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Requested Waivers:

Section 15.5.9(5) - Side Yards

Permitted: 3' Proposed: 0.1.7' Waiver: 2' 11"

ITEM 25 – Docket Number: 250-13 **SK**

Applicant or Agent: St. Thomas Properties, LLC
Property Location: 540 3rd Street **Zip:** 70130
Bounding Streets: St. Thomas St., 3rd St., Rousseau St., & 4th St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 49
Proposed Use: Single-Family Residence **Lot Number:** 14 or 25 (proposed Lot P-2)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request: This request is in conjunction with Subdivision Docket 89/13, to permit the creation of a lot with insufficient minimum lot area and minimum lot depth.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 2588.87 sq. ft. Waiver: 1011.13 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Lot Depth

Required: 90' Proposed: 83' 3" Waiver: 6' 9"

ITEM 26 – Docket Number: 251-13 **SK**

Applicant or Agent: St. Thomas Properties, LLC

Property Location: 540 3rd Street **Zip:** 70130

Bounding Streets: St. Thomas St., 3rd St., Rousseau St., & 4th St.

Zoning District: RD-3 Two-Family Residential District

Historic District: Irish Channel **Planning District:** 2

Existing Use: Vacant Lot **Square Number:** 49

Proposed Use: Single-Family Residence **Lot Number:** 14 or 25 (Proposed P-1)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

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Request: This request is in conjunction with Subdivision Docket 89/13, to permit the creation of a lot with insufficient minimum lot area and minimum lot depth.

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Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 2589.70 sq. ft. Waiver: 1010.3 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Lot Depth

Required: 90' Proposed: 83' 3" Waiver: 6' 9"

ITEM 27 – Docket Number: 252-13		DIS
Applicant or Agent:	Wincfus E. Wilson	
Property Location:	1917 Congress Street	Zip: 70117
Bounding Streets:	Congress St., N. Prieur St., Independence St., & N. Johnson St	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 7
Existing Use:	Two-Family Residence	Square Number: 934
Proposed Use:	Two-Family Residence	Lot Number: 5

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4. F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit the construction of a two-family residence on a lot with insufficient minimum lot area, with insufficient minimum width of each side yard, minimum aggregate width of side yards, and insufficient off-street parking (**AFTER THE FACT**).

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Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,058 sq. ft. Waiver: 542 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Width of a Side Yard (N. Johnson Street Side)

Required: 3' Provided: 2' 9.5" Waiver: 2.5"

Section 4.6.7 (Table 4.F) - Minimum Width of a Side Yard (N. Prieur Street Side)

Required: 3' Provided: 2' 8.5" Waiver: 3.5"

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 0 Spaces Waiver: 0 Spaces

ITEM 28 – Docket Number: 253-13 EA

Applicant or Agent: Julie W. Wallace
Property Location: 2619 Arts Street **Zip:** 70117
Bounding Streets: Florida Ave., Painters St., Law St., & Arts St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 1491
Proposed Use: Single-Family Residence **Lot Number:** D

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.8(5) of the Comprehensive Zoning Ordinance.

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Request: This request is to permit stairs to project more than six feet (6') into the required front yard area (AFTER THE FACT).

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Requested Waivers:

Section 15.5.8(5) - Front Yards (Stairs)

Permitted: 6' Proposed: 9' 3" Waiver: 3' 3"

E. Director of Safety and Permits Decision Appeals

ITEM 29 – Docket Number: 254-13

Applicant or Agent: Fairgrounds Triangle Neighborhood Association
Property Owner: Gebre E. Amare
Property Location: 1544 Gentilly Boulevard **Zip:** 70119
Bounding Streets: Gentilly Blvd., Laharpe St., Paul Morphy., & Bayou Rd.
Zoning District: B-1 Neighborhood Business District **ZBM:**
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 1530
Proposed Use: Convenience Store **Lot Number:** X

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

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Request: This is an appeal of the Director of the Department of Safety and Permits regarding the issuance of building permit 13-06097-NEW.

ITEM 30 – Docket Number: 255-13

Applicant or Agent: Fairgrounds Triangle Neighborhood Association
Property Owner: Gebre E. Amare
Property Location: 1544 Gentilly Boulevard **Zip:** 70119
Bounding Streets: Gentilly Blvd., Laharpe St., Paul Morphy., & Bayou Rd.

Zoning District:	B-1 Neighborhood Business District	ZBM:
Historic District:	Esplanade Ridge	Planning District: 4
Existing Use:	Vacant Lot	Square Number: 1530
Proposed Use:	Convenience Store	Lot Number: X

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

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Request: This is an appeal of the Director of the Department of Safety and Permits regarding the issuance of building permit 13-06097-NEW.
